

RESOLUTION 16-R-PS-14 to adopt a Plan of Services for approximately 31.9 acres located west of Manchester Pike, Swanson Development, applicant. [2016-505]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on March 2, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on April 21, 2016, pursuant to a Resolution passed and adopted by the City Council on March 10, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 4, 2016; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

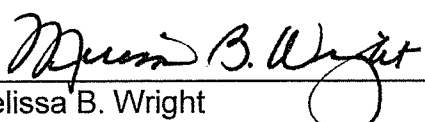
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-14**, the public welfare and the welfare of the City requiring it.


Passed: April 21, 2016


Shane McFarland, Mayor

ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

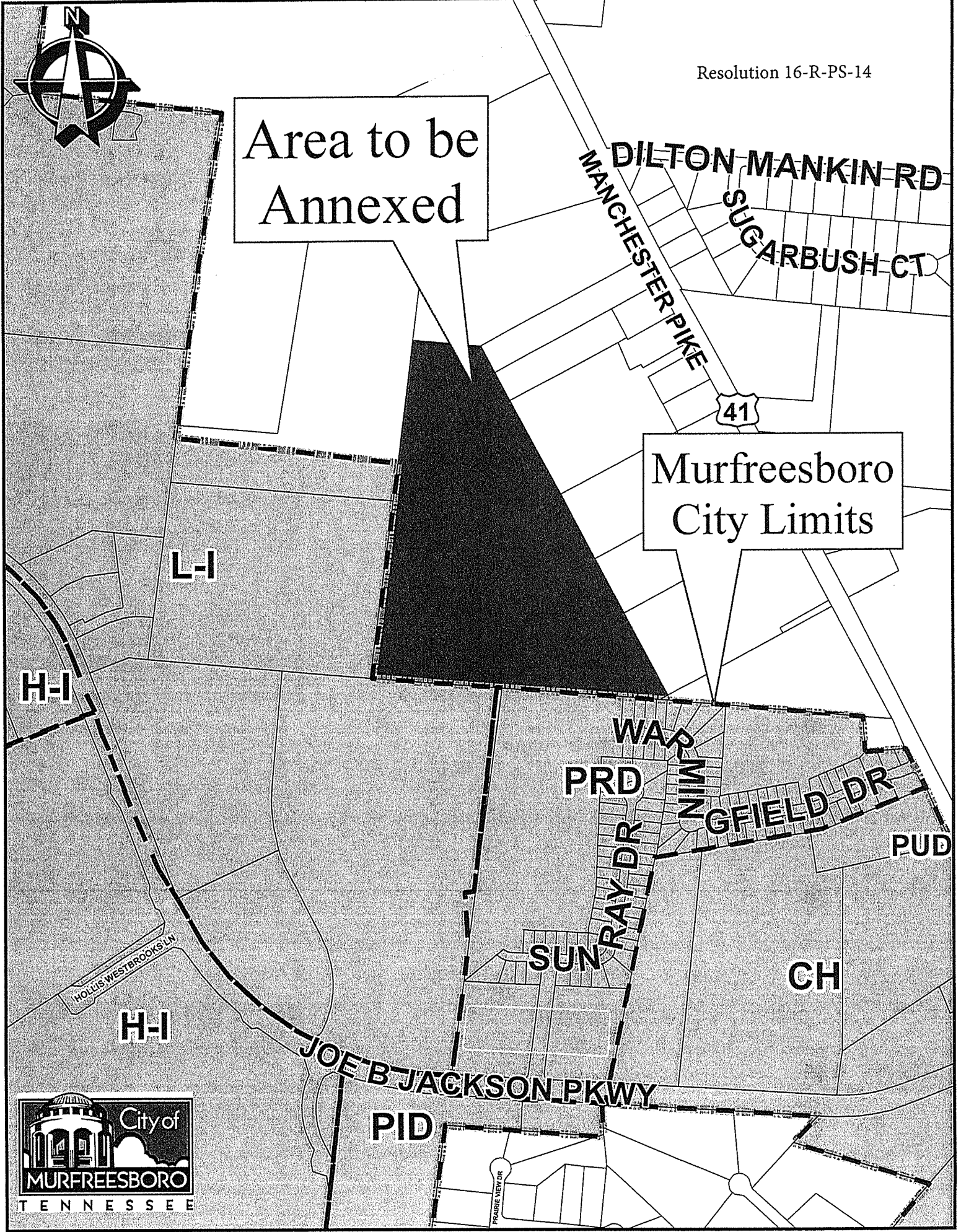

David A. Ives
City Attorney

SEAL



Area to be
Annexed

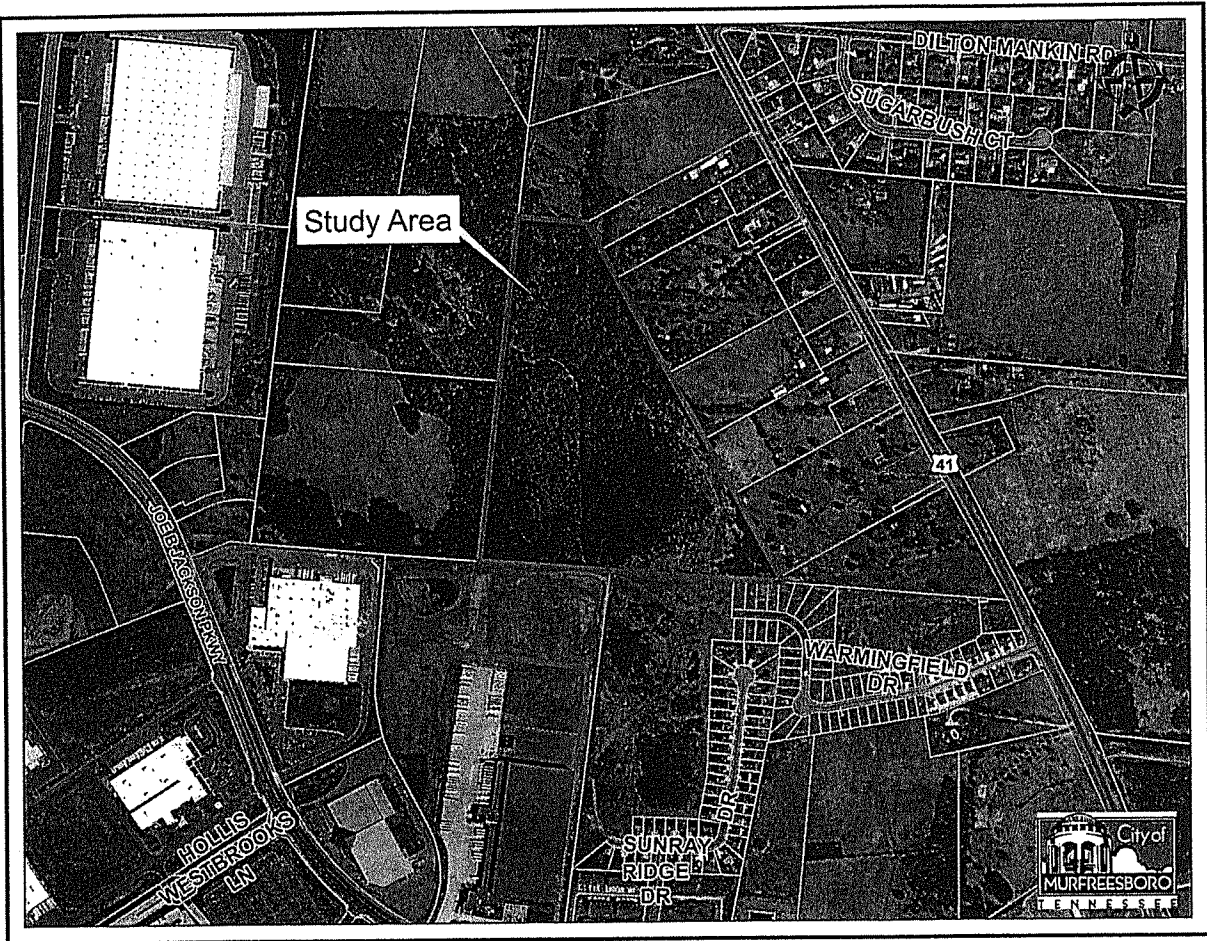
Murfreesboro
City Limits



**ANNEXATION REPORT FOR PROPERTY LOCATED
NEAR MANCHESTER PIKE
AND JOE B. JACKSON PARKWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
March 2, 2016

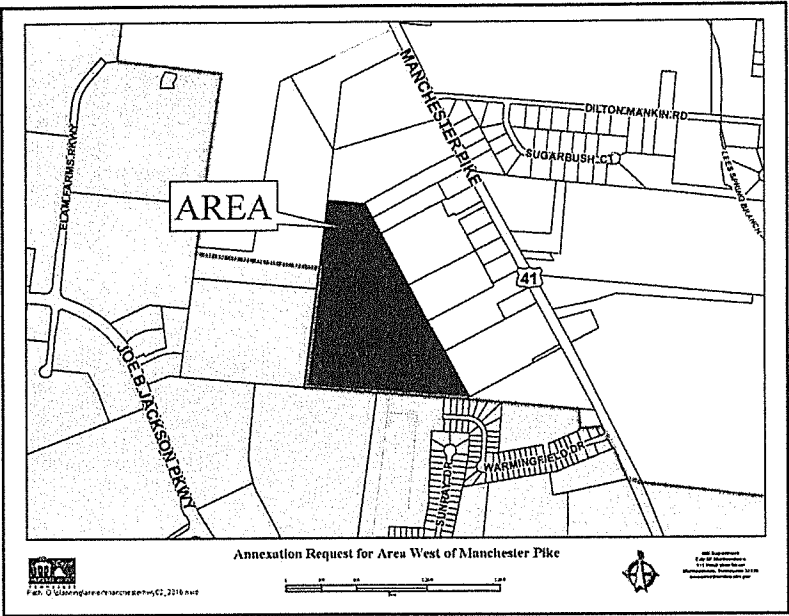


INTRODUCTION

OVERVIEW

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing Swanson Development LPC, has requested annexation of property located near Manchester Pike and Joe B. Jackson Parkway.

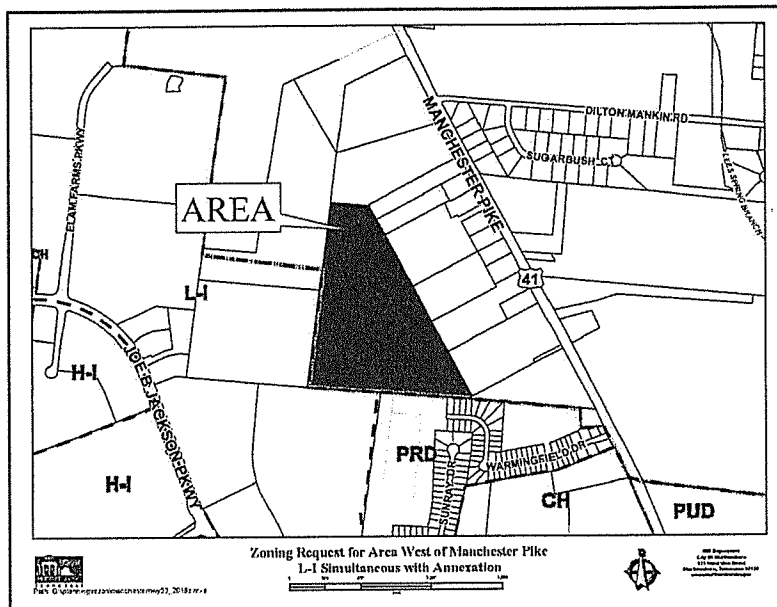
The area studied in this Plan of Services includes a 31.90-acre portion of a 41.63-acre parcel (Tax Map 126, Parcel 29.19). The study area lies within the City of Murfreesboro’s Urban Growth Boundary and adjoins the City on the south and west. Areas to the northwest, north, and east lie within the unincorporated County.



CITY ZONING

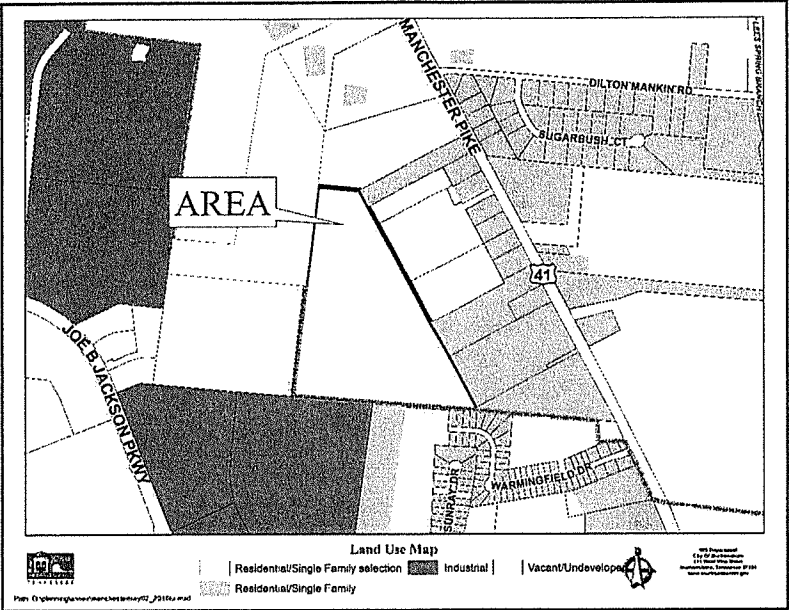
The applicant has requested L-I (Light Industrial) zoning simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

Properties along the southwestern corner of the study area are located within the City and are zoned L-I. Adjacent properties to the southeast—also located within the City—are zoned PRD (Planned Residential Development). Residential properties along the eastern and northern boundaries of the study area are located within the unincorporated County and are zoned RM.



**PRESENT AND SURROUNDING
LAND USE**

The 31.90-acre study area is presently vacant. The owner of the property to the south currently has a contract on the study area in order to develop it with a future phase of the Interstate Warehousing use to the south. The two parcels located immediately west of the study area and within the City limits are zoned L-I and are vacant. Light industrial uses are present along the lots fronting Joe B. Jackson Parkway to the south and west of the study area. Del Sol Commons—a residential development consisting of detached and attached homes located within the City limits—lies along the southeastern side of the study area. Detached single-family houses located within the unincorporated County lie adjacent to the study area’s eastern and northern sides.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state. (Note that only a portion of the parcel will be annexed into the City. The figures in the table below represent the portion that will be annexed.)

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Swanson Development LP	31.90	\$195,176	\$0	\$48,794	\$619.83

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff’s Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #7.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department’s (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

STREET LIGHTING

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

STREETS AND ACCESS

The study area currently has access to Manchester Pike, a major arterial and state route. Additionally, the study area can be accessed from Joe B. Jackson Parkway via the neighboring Interstate Warehousing parcel to the south. Any future public roadway facilities to serve the study area must be constructed to City standards.

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by an 8-inch water line which runs along the west side of Manchester Pike. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

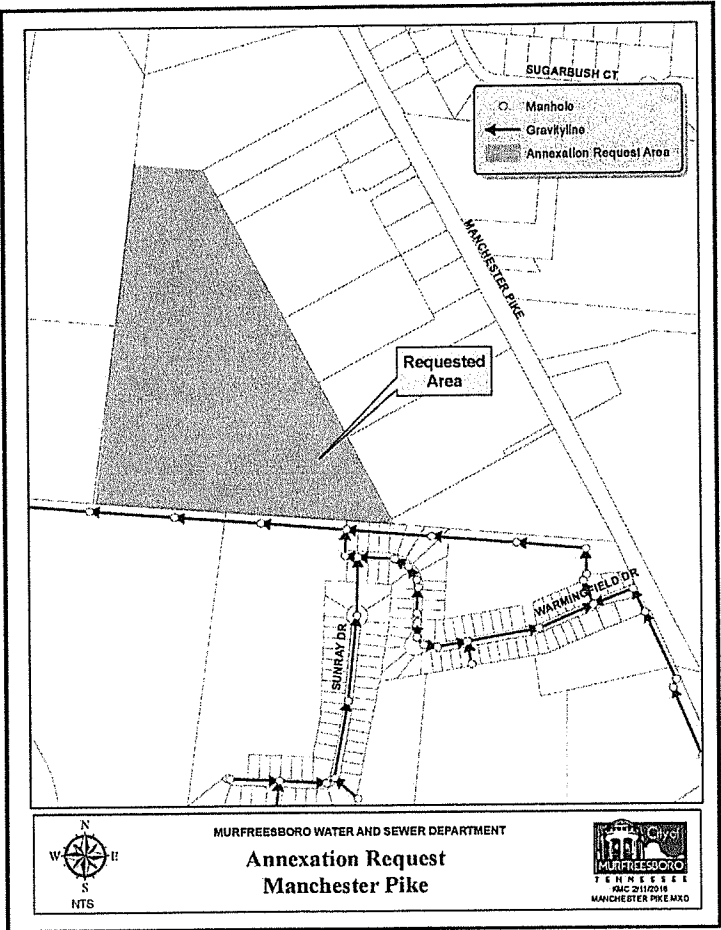
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SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department’s (MWSD) definition of “available.” In order to connect to MWSD sewer service, an off-site sewer easement will be necessary. A new sewer line would tie into an existing 12-inch line in an easement directly south of the study area. All negotiations for the necessary off-site easement are the developer’s responsibility.

If constructed, the sewer line serving the subject property would connect to the Buchanan / Elam Road Assessment District. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent in addition to the current and standard connection fees. The developer would also be required to submit a “Will Serve Request” to MWSD to ensure that capacity is available downstream of the study area.

The red lines on the adjacent map represent existing sewer lines.



The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire station to the study area is Fire Station #2, located at 2880 Runnymede Drive, 3.81 miles from the study area. Station #3, located at 1511 Mercury Boulevard, is 5.56 miles from the study area. Access to the study area must be established from the parking lot of Interstate Warehousing on Joe B. Jackson Parkway. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

Because the proposed use for the study area is light industrial, the property owner will be required to utilize a private waste hauler. In its current state, no additional equipment or manpower will be needed to serve the study area.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the

City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Black Fox Elementary school zone. However, due to the proposed zoning and use, there should be no impacts on Murfreesboro City Schools.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

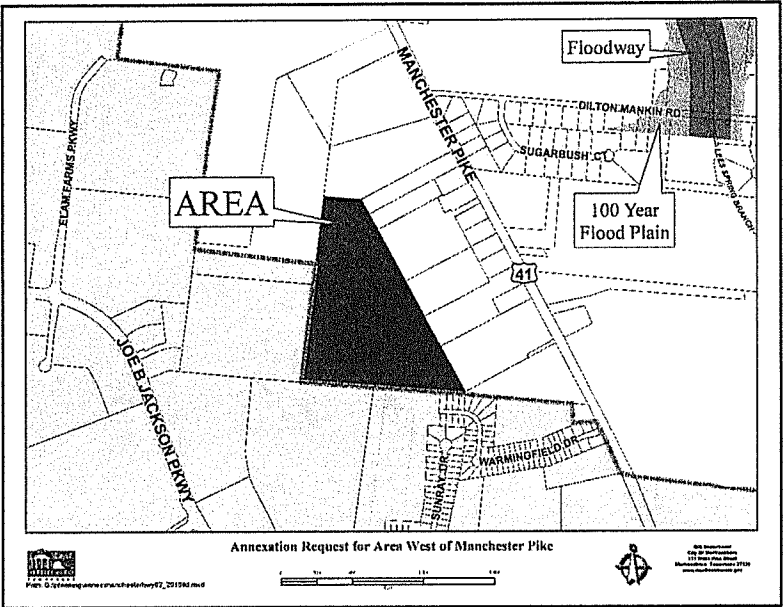
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City’s jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City’s development regulations. In order for the study area to be transferred to the adjacent property owner to the south, it must be combined with the parcel to the south via a compliant subdivision plat.

FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). Affected areas are located within the eastern and southern portions of the study area.

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.

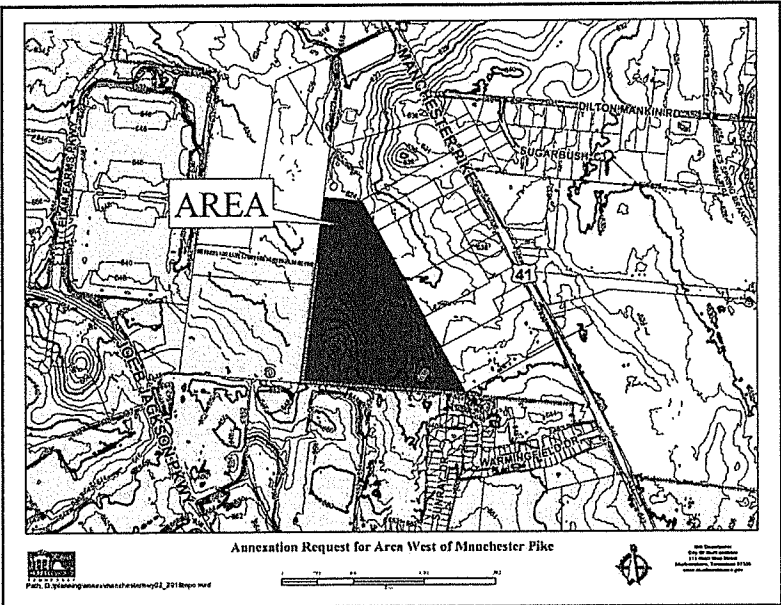


DRAINAGE

The study area drains primarily from south to north; however, no public drainage facilities are located within the study area. An existing stormwater management area north of the study area may be utilized for the study area; the existing stormwater management function must be preserved and/or reconstructed as needed to continue to provide the required level of stormwater management for the neighboring Del Sol Commons subdivision. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. If the Tennessee Department of Environment and Conservation (TDEC) determines that jurisdictional State waters are present, Water Quality Protection Area buffering requirements will apply to new development projects.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed light industrial land use and considering applicable credits, this property has the potential to generate \$5,700 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.